



17 MILLFIELD CLOSE  
Leeming





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# 17 MILLFIELD CLOSE

Leeming, North Yorkshire, DL7 9SF

A unique detached bungalow, tucked away in a substantial corner plot extending to approximately 1.63 acres, which has been renovated and improved to an impeccable standard. This superb bungalow offers comfortable accommodation with high quality fixtures and fittings throughout, including spacious reception rooms, a principal bedroom with en-suite, additional double bedroom and a contemporary bathroom, as well as the opportunity to extend with granted planning permission.

## ACCOMMODATION

This lovely home has been improved in every area and extended, with characterful features including a multi-fuel stove, with brick surround, apex ceiling, parquet flooring, solid oak kitchen and a free standing bath to name a few. The property also benefits from a substantial garden and grounds, separated into "rooms" to create different areas, within the garden and a summer house which has previously been utilised as a home office. Another unique feature to this property is the paddock which sits adjacent to the garden and has a variety of newly planted native trees, which can be enjoyed from the raised patio seating area. There is also ample private parking and a double garage, making this an ideal home for a variety of purchasers.



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## Accommodation

Front door leads into the entrance hallway with doors leading to the living accommodation and bedrooms, double doors into the living dining room, stone flagged flooring, dado rail, loft access with drop-down ladder.

## Dining Kitchen

A bespoke solid wood kitchen with granite effect and solid wood work surfaces, space for a dishwasher, a Bosch five ring gas hob and Bosch stainless steel extractor hood above, Bosch double oven and space for an American style fridge freezer, stone flagged flooring, tiled splashbacks, one and a half sink with mixer tap and drainer, breakfast bar area, two windows to the front and a door leading to the utility.

## Living Room

A lovely light room with a dual aspect, patio doors overlooking the gardens, paddock beyond as well as countryside views, brick Inglenook with a raised hearth housing a multi fuel stove, window to the rear, two Velux windows, spaces for dining and seating areas, solid oak flooring, contemporary wall mounted radiator, door leading into the garden room.

## Utility

Plumbing for a washing machine, stone flagged flooring, partially glazed door leading out to the side porch which has access to the parking, garage and rear gardens, useful storage cupboard housing the Worcester boiler.







### Garden Room

With a roof window, patio doors leading out to the rear gardens, windows to the side, en-suite and double doors leading into the principal bedroom, wall mounted radiator and stone flagged flooring.

### Principal Bedroom

A double bedroom with a good range of fitted wardrobes, oak flooring, door leading into the en-suite shower room with a step-in corner shower, vanity wash hand basin, low level WC, extractor fan, partially tiled walls and Parquet oak flooring.

### Bedroom Two

A double bedroom with a window to the front, wardrobe and timber flooring,

### House Bathroom

A contemporary free standing bath, vanity wash hand basin, step-in double shower, low level WC, frosted glazed window to the side, dado rail, oak Parquet flooring, contemporary wall mounted radiator, airing cupboard and extractor fan.





### Externally

The property is approached by a driveway which has a well stocked flower bed to the side, low stone walls and double timber gates lead into a substantial hard standing area, which provides private parking for several vehicles and leads up to the attached double garage. There is also a useful bin store, as well as various log stores and secure sheds. A five bar gate leads to the paddock with an additional gate leading into the garden. Walled boundaries separate the parking from the main garden which is situated to the rear of the property and is mainly laid to lawn with a variety of well stocked flower beds and borders, containing mature shrubs and flowers. There is a path leading into a separate vegetable garden, as well as a useful timber built home office. There are also immaculate patio seating areas with steps leading down to a lower patio and a barbeque area which sits adjacent to the home office/summer house. There are also two additional timber sheds. The vegetable garden has a variety of vegetable and flower beds as well as a polytunnel, hedged and fenced boundaries and a paved pathway which leads into a second vegetable garden housing a variety of fruit cages and beds. There is also a double gate leading into the paddock and a timber gate leading to the chicken run. There are also a number of IBC rain water tanks.

### Home Office

With wood effect flooring, sliding doors out to the garden with steps and a window overlooking the garden, light and power connected and is insulated.

### Double Garage

An attached double garage with electric roller doors, pedestrian door into the side porch and eaves storage.

### Paddock

There is a paddock which has been planted as a meadow style garden and planted with a variety of English native trees, two Eucalyptus and a variety of fruit trees, with hedged and fenced boundaries and accommodates the chicken run.

### Tenure

The property is believed to be freehold with vacant possession on completion.

### Local Authority and Council Tax Band

Hambleton Tel 01609 779977

The property is banded C

### Services and Other Information

The property is served by gas fired central heating, mains electric, water and drainage connected.

### Particulars & Photographs

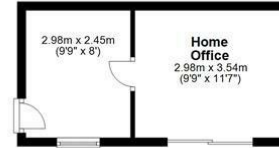
The particulars were written and the photographs taken in October 2022.

### Planning Permission

We understand that additional planning permission has been granted to create two additional bedrooms and a bathroom. Further information is available through the selling agent and Hambleton District Council's planning portal. Reference no.: 21/01871/FUL

# 17 Millfield Close Leeming Village

Total area: approx. 177.0 sq. metres (1905.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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